

17 People and Communities: Community and Private Assets

17.1 Introduction

- 17.1.1 This chapter presents the Design Manual for Roads and Bridges (DMRB) Stage 2 assessment of the potential impacts of each of the route options on community and private assets.
- 17.1.2 This assessment considers the following categories of community and private asset receptors:
- local communities;
 - residential, commercial and industrial property;
 - community facilities including those provided by public authorities and commercial organisations for use by the whole community (e.g. doctors' surgeries, schools, hospitals, post offices, churches and general stores);
 - community land including those that permit public access or other areas identified as Open Space within Local Plans, providing an established public recreational resource (e.g. playing fields, country parks, woodlands);
 - land allocated for development through the Local Development Plan (LDP) and/or planning applications;
 - commercial agricultural, forestry and sporting land interests (e.g. shooting/stalking or fishing for commercial purposes); and
 - waterway restoration projects.
- 17.1.3 The assessment includes consideration of the potential impacts of land-take (e.g. demolition of a building, and loss and/or severance of land), access arrangements, and community severance.
- 17.1.4 This chapter is supported by the following appendices:
- Appendix A17.1 – Development Land Impact Assessment; and
 - Appendix A17.2 – Land Capability for Agriculture – Land-take per Option.
- 17.1.5 These appendices can be found in Part 6 (Appendices) of this report.

17.2 Approach and Methods

Scope and Guidance

- 17.2.1 This assessment has been undertaken in accordance with DMRB Volume 11, Section 3, Part 6, Land Use (The Highways Agency, Scottish Executive Development Department, The National Assembly for Wales and The Department of Regional Development Northern Ireland 2001) (hereafter DMRB Land Use) and DMRB Volume 11, Section 3, Part 8, Pedestrians, Cyclists, Equestrians and Community Effects (The Highways Agency, Scottish Government, The National Assembly for Wales and The Department of Regional Development Northern Ireland 1993) (hereafter DMRB Pedestrians, Cyclists, Equestrians and Community Effects).
- 17.2.2 In addition to DMRB guidance, Interim Advice Note (IAN) 125/09 (Highways Agency, Transport Scotland, Welsh Assembly Government, The Department for Regional Development Northern Ireland 2009), which provides supplementary guidance for users of DMRB guidance, has been followed in the assessment of both land use and community effects. Although IAN125/09 was superseded by IAN125/15 (Highways England, Transport Scotland, Welsh Assembly Government, The Department for Regional Development Northern Ireland 2015) in October 2015, this assessment has continued to adhere to IAN125/09. A review of IAN125/15 has confirmed that the changes relating to the 'Community and Private Assets' chapter, primarily relate to the proposed

combining of the 'Effects on All Travellers' chapter (Chapter 16 of this report) and the 'Community and Private Assets' chapter (Chapter 17 of this report) into a single chapter referred to as 'People and Communities'. Given that some of the key environmental considerations for the Scheme relate to aspects covered by these environmental aspects (including access to properties and communities, agricultural land-take, and changes to paths and cycle routes), it is considered that combining these chapters would reduce the clarity of reporting and readability for the assessment. This approach has been confirmed with Transport Scotland.

- 17.2.3 The 'community effects' element of the guidance includes an assessment of the degree of potential severance experienced by local communities i.e. the degree to which communities are separated from facilities and services they use.
- 17.2.4 The impact of the route options on the following community and private assets is included in the assessment as these are known to be present in the study area: residential, commercial and industrial properties; community facilities and community land; and development land.
- 17.2.5 There are no relevant waterway restoration projects located within the study area based on latest available information from the Inland Waterways Amenity Advisory Council (Inland Waterways Amenity Advisory Council 2006), and therefore these are not considered any further in this assessment.
- 17.2.6 The impact of the route options on agricultural, forestry and sporting land interests is included within the assessment as land use in the study area is known to be used for these purposes. These are assessed in terms of land-take, severance of fields and disruption to access.

Study Area

- 17.2.7 The study areas for community and private assets are defined below:
- residential property, commercial/industrial property, community facilities, agricultural and forestry land: Where land-take would be required, or where direct access would be stopped-up;
 - development land (including planning applications): 500m from the centreline of the route options; and
 - community severance: 500m from the centreline of the route options, although in some instances, beyond this to allow for consideration of the potential impacts of severance on communities which extend beyond the study area.
- 17.2.8 The 500m study area is shown on Figures 17.1 to 17.12.

Baseline Conditions

- 17.2.9 Baseline receptors considered within this assessment are described above.
- 17.2.10 Community and private assets can have multiple uses and therefore fall into more than one of the baseline categories listed in Section 17.1 (Introduction). For the purposes of this assessment, community and private assets have been allocated to one category and this has been based on their primary or future land use. For example, where forestry land permits access to the public (e.g. community land), this land is considered within the agriculture and forestry category as forestry is considered to be the primary land use.
- 17.2.11 Similarly, in relation to land that is allocated within the LDP or which has an extant planning application, this land is considered development land. This ensures that potential impacts are not double counted between current and future land use. For example, where agricultural land is allocated within the LDP for future development, this is assessed under the development land category and is excluded from the agricultural and forestry assessment.

- 17.2.12 Planning applications that have been withdrawn or refused were generally excluded from the baseline, except where they related to planning applications associated with the development land allocations. Planning applications were also excluded if only for minor works or if they related to procedural aspects as follows:
- householder applications for improvements/extensions;
 - local commercial and business applications for minor improvement works and alterations;
 - change of use;
 - applications for advertisement consent; and
 - enforcement actions.
- 17.2.13 For the purposes of this assessment, where a community facility is provided by a privately-owned commercial business (e.g. a local general and convenience shop), this has been assessed as a community facility with any potential impacts being reported under this heading.

Desk-based Assessment

- 17.2.14 Baseline conditions for the above receptors were identified through a review of the following:
- aerial photographs;
 - Ordnance Survey (OS) maps;
 - Scottish Index of Multiple Deprivation (SIMD) Interactive Mapping website;
 - Macaulay Land Use Research Institute (MLURI), now the James Hutton Institute (JHI), Land Capability for Agriculture (LCA) data (James Hutton Institute 2013);
 - The Highland wide Local Development Plan (HwLDP), adopted April 2012 (The Highland Council 2012);
 - Inner Moray Firth Local Development Plan (IMFLDP), adopted July 2015 (The Highland Council 2015);
 - online and on-site searches for commercial and industrial property and community facilities; and
 - relevant planning applications (information provided by The Highland Council in June 2016, February 2017 and July 2017).
- 17.2.15 Available LCA data (James Hutton Institute 2013) were used to indicate the land capability class within the study area. This classification system ranks land on the basis of its potential productivity and cropping flexibility. This is determined by the extent to which the physical characteristics of the land (soil, climate and relief) impose long-term restrictions on its use and capability to grow certain types of crops and grass. Land is classified into seven main classes, some of which have subdivisions, with Class 1 being the best quality land and Class 7 the poorest. These can be simplified into four land use categories which are broadly indicative of the land's agricultural capability:
- Arable Agriculture (LCA classes 1-3.1).
 - Mixed Agriculture (LCA classes 3.2-4.2).
 - Improved Grassland (LCA classes 5.1-5.3).
 - Rough Grazing (LCA classes 6.1-7).
- 17.2.16 Classes 1, 2 and 3.1 are known as prime quality land and Classes 3.2 to 7 are known as non-prime land.

Consultation

- 17.2.17 A summary of the consultation is reported in Chapter 7 (Overview of Environmental Assessment). Key consultations that have informed this assessment are summarised below.
- 17.2.18 Consultation with The Highland Council was undertaken to identify consented planning applications submitted from December 2013 and valid up to and including December 2016 (i.e. within a three-year implementation timeframe). Section 58 of the Town and Country Planning (Scotland) Act 1997 was amended on 3 August 2009 to reduce the standard duration of planning permission from five to three years. Accordingly, applications consented prior to December 2013 have largely been discounted under the assumption that they would have either been implemented or planning permission would have lapsed.

Impact Assessment

Residential, Commercial and Industrial Property

- 17.2.19 DMRB Land Use indicates that the scope of the land use assessment should include identification of the type and number of properties which might need to be demolished, land-take, and the effects of land-take from private properties. Consequently, the assessment of residential, commercial and industrial property does not assign standard significance terms (e.g. Moderate significance), and is instead based on a qualitative assessment using professional judgement of the direct impacts caused by changes in land-take or access as a consequence of the route options.
- 17.2.20 The estimated land-take is based on the footprint of the route options including proposed drainage solutions, and a 5m buffer to take account of potential land required for maintenance. It does not include land that may be required temporarily for construction or additional land-take required for aspects such as landscape planting or other essential mitigation, which cannot be accurately quantified at this stage.
- 17.2.21 A precautionary approach has been taken whereby all receptors are considered to be of high sensitivity. A detailed assessment of the impacts on future business viability of commercial/industrial properties will not be considered until the DMRB Stage 3 assessment and once detailed site visits and further consultation with affected landowners is undertaken. For the purposes of this assessment, any potential impacts on business viability have been assessed in relation to land-take and access only.
- 17.2.22 For residential, commercial and industrial property, potential changes in air quality, traffic noise and visual amenity are considered in Chapter 9 (Air Quality), Chapter 10 (Noise and Vibration) and Chapter 11 (Landscape and Visual) of this report.

Community Facilities

- 17.2.23 The assessment of community facilities follows the same approach as detailed for the assessment of residential, commercial and industrial property, as described above.

Community Land

- 17.2.24 The assessment of impacts on community land follows the same approach as detailed for residential, commercial and industrial property, as described above. Opportunities to reduce and mitigate land-take impacts on community land would be developed during the DMRB Stage 3 assessment. This would include the need for access and drainage works.

Community Severance

- 17.2.25 DMRB Pedestrians, Cyclists, Equestrians and Community Effects indicates that the scope of assessment should include consideration of adverse or beneficial impacts of community

severance. The DMRB Stage 2 design for this project does not show the detail of revised accesses to properties or diversions to path networks which may be used to access community facilities, however, sufficient detail is provided to identify any new community severance and any relief from community severance.

- 17.2.26 Where new severance from community facilities and/or community land may arise as a result of the route options, or where existing severance may be increased, professional judgement was used to qualitatively assess how the route options would alter the ability of communities to access community facilities and community land. This includes assessment of the impacts on vulnerable groups. Similarly, professional judgement is used to qualitatively assess relief from severance.
- 17.2.27 Where potential impacts on NMUs are identified through severance of existing paths, such as the core path network, this is assessed in Chapter 16 (People and Communities: Effects on All Travellers).

Development Land

- 17.2.28 The assessment of development land qualitatively considers where the route options conflict with a development land allocation or an extant planning consent and does not use standard significance criteria (e.g. Moderate significance). This conflict can be direct through land-take or indirect as a result of potential changes in amenity. These impacts have the potential to result in either the partial or total loss of the development capability in relation to the preferred use of the site. Opportunities to reduce land-take impacts on development land would be developed during the DMRB Stage 3 assessment. This would include the need for access and drainage works.
- 17.2.29 Land allocated for development in the Local Development Plan (LDP) would be assessed for its proposed use rather than the current land use (e.g. land-take from agricultural land). Any impact on land which is not allocated for development in the LDP, but is subject of a planning application with a pending decision or a decision which has been appealed would only be assessed as a potential impact on development land.
- 17.2.30 Development land allocations not already subject to extant planning applications are assessed and reported as development land. Where development land allocations are subject to an extant planning application, the impacts of the proposed scheme are assessed and reported as development land allocations.

Agricultural, Forestry and Sporting Land

- 17.2.31 For agriculture, forestry and sporting land, the assessment considers the likely impacts of the following:
- land-take in relation to the quantity and quality of agricultural, forestry and sporting land;
 - type of land use or sporting activity affected (arable, mixed agriculture, improved grassland, rough grazing, woodland, shooting, stalking and fishing);
 - severance, including the number of fields or land/forestry parcels affected; and
 - the need for and likely impacts of major accommodation works for access, drainage and water supply beyond that which are embedded in the route option designs and which would be developed during the DMRB Stage 3 assessment.
- 17.2.32 The LCA data were used to determine the land use and quality of agricultural land, and Phase 1 Habitat survey data were used to determine the character of woodland and forestry (Chapter 12: Ecology and Nature Conservation). These data also informed consideration of the sporting potential within the study area.
- 17.2.33 At this stage the details of how farmers take access to their fields and farm buildings are not fully known and therefore access is assessed in general terms only. Where potential loss of direct

access onto the A9 Perth – Inverness Trunk Road or the A96 Aberdeen – Inverness Trunk Road is identified, this is assessed. In addition, the number of fields where land-take occurs is used as a measure of: likely severance; disruption to access; and disturbance to boundary features, land drainage systems and livestock watering points in fields. A more detailed assessment of the need for and likely impacts of major accommodation works for access, drainage and water supply and consequently the level of disturbance to farming operations would be undertaken in the DMRB Stage 3 assessment.

- 17.2.34 The assessment of impacts on agricultural, forestry and sporting interests has been undertaken by determining the sensitivity and magnitude according to the criteria in Table 17.1 and Table 17.2. The impact significance was determined using Table 17.3.
- 17.2.35 Sensitivity criteria have been developed based on LCA class, agricultural land use category, scope of commercial sporting activity and the amenity and commercial value of woodland. A sensitivity rating was assigned for each land interest using professional judgement and reflecting the range of land quality and land use activities on the holding.

Table 17.1: Agricultural, Forestry and Sporting Sensitivity Criteria

Sensitivity	Criteria
High	Presence of prime quality land (Class 1, 2 and 3.1) and arable agricultural land use. Presence of high value woodland that is rare or distinctive and susceptible to small changes. Land, woodland and water supports high value commercial sporting activity (e.g. salmon fishing, grouse shooting).
Medium	Presence of non-prime land of moderate quality (Class 3.2 to 4.2) with mixed agricultural land use. Presence of moderate value woodland tolerant to moderate levels of change. Land, woodland and water supports moderate value commercial sporting activity (e.g. pheasant shooting).
Low	Presence of non-prime land of low quality (Class 5 to 7) and improved grazing and rough grazing agricultural land use. More commonplace woodland tolerant of noticeable change. Land, woodland and water supporting low value sporting activity (e.g. rough shooting).

- 17.2.36 Magnitude criteria take into account operational impacts on agriculture such as field fragmentation, changes in existing access, disruption to land drainage systems, loss of boundary features and disturbance to livestock watering arrangements. In the case of forestry, the magnitude criteria take into account operational impacts on forestry management and harvesting. Magnitude criteria for sporting impacts reflect the range in commercial value of different activities from rough shooting to grouse shooting/deer stalking and from trout/grayling fishing to salmon fishing.

Table 17.2: Agricultural, Forestry and Sporting Magnitude of Impact

Impact	Criteria
High	Agricultural, forestry and sporting land interests that would experience high levels of disruption to access assuming existing access is stopped-up and alternative access provided, and/or major permanent land-take (greater than 7.5% of the total holding) and/or major business operational impacts to current agricultural, forestry and sporting systems and practices
Medium	Agricultural, forestry and sporting land interests that would experience medium levels of disruption to access assuming existing access is stopped-up and alternative access provided, and/or moderate permanent land-take (greater than 2.5% of the total holding but less than 7.5% of the total holding) and/or business operational impacts to current agricultural, forestry and sporting systems and practices.
Low	Agricultural, forestry and sporting land interests that would experience only low levels of disruption to access assuming existing access is stopped-up and alternative access provided, and/or small permanent land-take (less than or equal to 2.5% of the total holding) and/or business operational impacts to current agricultural, forestry and sporting systems and practices.

- 17.2.37 The impact significance was determined taking into account sensitivity and magnitude as set out in Table 17.3. Impacts identified to be Moderate or above are considered to be significant.

Table 17.3: Determination of Impact Significance for Agricultural, Sporting and Forestry Interests

Magnitude \ Sensitivity	Magnitude		
	Low	Medium	High
High	Slight/Moderate	Moderate/Substantial	Substantial
Medium	Slight	Moderate	Moderate/Substantial
Low	Negligible/Slight	Slight/Moderate	Moderate

Limitations to Assessment

- 17.2.38 Land-take calculations are approximate and are based on the footprint of the route options including a 5m buffer to take account of any land required for maintenance. The calculations do not include any additional land that may be required for construction, or any additional land-take required for aspects such as landscape planting or other essential mitigation. These would be identified during the DMRB Stage 3 assessment.
- 17.2.39 Community Land is defined in paragraph 17.1.2. However, as noted in Chapter 16 (People and Communities: Effects on All Travellers) of this report, the Land Reform (Scotland) Act 2003 establishes statutory rights of responsible access on and over most land. It is therefore acknowledged that additional areas of privately owned land may be used informally by the community. These would be identified through further consultation during the DMRB Stage 3 assessment, with mitigation proposed as necessary.
- 17.2.40 The above limitations are typical of a DMRB Stage 2 assessment, and the assessment reported in this chapter is considered robust and of an appropriate level to provide an assessment of each of the route options and a comparative assessment of the route options.

17.3 Policies and Plans

- 17.3.1 Part 6 (Appendices), Appendix A8.1 (Planning Policy Context for Environmental Assessment) of this report describes the planning policies and guidance from national to local level which are relevant to Community and Private Assets. An assessment of the compliance of the route options against all development plan policies relevant to this environmental topic is reported in Part 6 (Appendices), Appendix A8.2 (Assessment of Development Plan Policy Compliance) and a summary overview is provided in Chapter 8 (Policies and Plans), Section 8.4 (Compliance with Policies and Plans).
- 17.3.2 The national, regional and local planning policies and guidance relevant to community and private assets are identified below.
- 17.3.3 The Scottish Government, under Scottish Planning Policy (SPP) (The Scottish Government, 2014), indicates that the fundamental principle of sustainable development is that it integrates economic, social and environmental objectives. The aim is to achieve the right development in the right place. SPP provides that the planning system should promote development that supports the move towards a more economically, socially and environmentally sustainable society. In terms of impact on community and private assets, SPP is focussed on:
 - supporting sustainable economic growth and regeneration;
 - making efficient use of existing capabilities of land, buildings and infrastructure;
 - supporting delivery of accessible housing, business, retailing and leisure development;
 - supporting delivery of infrastructure including better transport connectivity;
 - improving health and well-being by offering opportunities for social interactions;
 - having regard for the principles of sustainable land use; and

- avoiding over development.

- 17.3.4 The National Planning Framework 3 (NPF3) is a strategy for all of Scotland – championing the most successful places and supporting change in areas where, in the past, there has been a legacy of decline. NPF3 brings together plans and strategies in economic development, regeneration, energy, environment, climate change, transport and digital infrastructure to provide a coherent vision of how Scotland should evolve over the next 20 to 30 years.
- 17.3.5 Circular 18/1987: Development involving agricultural land (Scottish Executive 1987) sets an aim to conserve agricultural land in a situation of considerable shortfalls in basic commodities. This policy has been implemented through development plans and development control under the Town and Country Planning (Scotland) Act 1972.
- 17.3.6 A comprehensive assessment of planning policies at national and regional level can be found in Chapter 8 (Policies and Plans). Local planning policy relevant to the assessment is set out in Table 17.4. The table sets out The Highland Council’s specific policies relevant to community and private assets.

Table 17.4: Relevant Local Planning Policy Context

Planning document	Policy	Key points
Highland wide Local Development Plan (HwLDP) (The Highland Council 2012)	Policy 28: Sustainable Design	The Highland Council will support developments which promote and enhance the social, economic and environmental wellbeing of the people of the Highlands. Proposed developments will be assessed on the extent to which they impact on individual and community residential amenity.
	Policy 41: Business and Industrial Land	The Council will support the development of strategic business and industrial sites/locations as indicated on the Proposals Map (supplementary guidance of the HwLDP). These sites will be safeguarded from other competing uses unless a development plan review concludes that the site is no longer required or suitable for business and industrial purposes.
	Policy 52: Principle of Development in Woodland	Development proposals will not be supported unless the offer clear and significant public benefit. The current Highland Forest and Woodland Strategy is considered a material consideration which reflects the strategic directions of the Scottish Forest Strategy.
	Policy 75: Open Space	The Council’s long-term aim for open space provision is for open spaces that improve the quality of life for visitors and residents. All sites identified in The Highland Council’s Audit of Greenspace will be safeguarded unless development of the open space would significantly contribute to the spatial strategy for the area.
	Policy 76: Playing Fields and Sports Pitches	Playing fields and sport pitches will be safeguard by The Highland Council from development and should not be developed, except where it can be clearly demonstrated that there is an excess of sports pitches to meet current and anticipated future demand in the area, and that the site could be developed without detriment to the overall quality of provision.
	Policies 18, 19, 29, 34, 36, 40, 43 And 47.	These other relevant policies cover development land, design quality and place-making, settlement development areas, development in the wider countryside, retail development and tourism. Key points can be found in Appendix 8.1: Planning Policy Context to Environmental Assessment.
Inner Moray Firth Local Development Plan (IMFLDP) (The Highland Council 2015)	Policy 1: Promoting and Protecting City and Town Centres	The Council will not support any proposal for development that is likely to have an adverse effect on the vitality and viability of any of the centres listed below and highlighted on the maps in Section 4 of the LDP.
	Policy 2: Delivering Development	Development of the locations and uses specified in Section 4 of this Plan will be supported subject to provision of the necessary infrastructure, services and facilities required to support new development proposed as indicated in this Plan. Larger sites must be appropriately masterplanned. Each phase of development will need to show its relationship to this overall masterplan and demonstrate how the required infrastructure will be delivered.

17.4 Baseline Conditions

Local Communities

- 17.4.1 The main communities within close proximity to the study area are Inshes, Dell of Inshes, Cradlehall, Smithton and Westhill. The city of Inverness lies to the west of the existing A9 Perth – Inverness Trunk Road and existing A96 Aberdeen – Inverness Trunk Road. The location of these communities in relation to the route options is shown on Figures 17.1 to 17.12.

Residential, Commercial and Industrial Property

- 17.4.2 Most residential properties are located within the communities referred to above, with the remainder made up of scattered rural dwellings, including a number of farmhouses and their associated cottages.
- 17.4.3 The SIMD identifies areas of multiple deprivation across all of Scotland and ranks these areas from most deprived (ranked 1) to least deprived (ranked 6,505). None of the communities identified within the study area are listed in the top 20% of multiple deprivation (Scottish Government 2012).
- 17.4.4 Commercial and industrial property within the 500m study area is provided in Table 17.5 and shown on Figures 17.1 to 17.3.

Table 17.5: Commercial and Industrial Property

Type	Property Name
Accommodation, Food and Drink	The Three Little Bakers
	Saffron Indian
	Inverness Guesthouse
	Co-operative Food
Retail	Inverness Retail and Business Park
	Smart Pets
	Simpsons Garden Centre
	The Greenhouse
	Inshes Retail Park
Office	Cradlehall Business Park
	Beechwood Business Park North
	Beechwood Business Park
	Stoneyfield Business Park
Commercial	Cradlehall Care Home
	Bowlts Chartered Surveyor
	Elysian Beauty
	Scottish SPCA Animal Rescue and Rehoming Centre
	Inshes Veterinary Centre
	Merry Maids of Inverness and East Highlands
	The Gallery Hairdressers
	Inshes Dental Care
Industrial	Lifescan (Scotland)

Community Facilities

- 17.4.5 Identified community facilities within 500m of the route options include education facilities, places of worship, and emergency services. A full list of community facilities is provided in Table 17.6 and displayed on Figures 17.1 to 17.3.

Table 17.6: Community Facilities

Type of Community Facility	Community Facility Name
Educational Facility	Inverness College University of Highlands and Islands (UHI)
	Inshes Primary School
	Cradlehall Nursery
Emergency Service	Inverness Police Headquarters
	Raigmore Hospital
Church	Inshes Church

Community Land

- 17.4.6 The main area of community land used for recreation/amenity in the area is Inshes District Park, illustrated on Figures 17.1 to 17.3. There is also an area of scrubland adjacent to this, however the landownership of this parcel of land is unknown. As the scrubland lies beside a public pathway it has also been designated as community land.
- 17.4.7 No Open Space as set out by the IMFLDP is identified in the 500m study area therefore this is not discussed further in this section.
- 17.4.8 There are a number of footpaths within the study area which provide access for the public which may be used by the local communities. Further information regarding these footpaths is provided in Chapter 16 (People and Communities: Effects on All Travellers).

Development Land

- 17.4.9 The HwLDP (The Highland Council 2012) sets out the overarching vision, spatial strategy and general planning policies for the whole of The Highland Council area. It was adopted in April 2012 and supersedes the General Policies and other related material of the Inverness Local Plan (The Highland Council 2006). The Highland Council's site allocations to guide development are set out in the newly adopted IMFLDP (The Highland Council 2015) which outlines where development should and should not occur over the next 10-20 years.
- 17.4.10 There are 14 development land allocations, 40 extant planning applications and one scoping and screening application (i.e. those consented within the last three years) located within the study area. The majority of the area allocated for development is allocated for mixed use development and include the following larger development sites; Inverness Campus (LA10) and Stratton New Town (LA14), all of which have planning permission granted.
- 17.4.11 A summary of the development land is provided in Part 6 (Appendices), Appendix A17.1 along with the development land reference (e.g. LA01) which has been developed for the purposes of this assessment. Where planning applications are located within areas of development land this is highlighted.
- 17.4.12 The location of development land in relation to the route options is shown on Figures 17.4 to 17.9. Development land includes agricultural land at Stratton Farm, Land near Stratton, Land at Ashton Farm and Land at Dell of Inshes West and so impacts on this farmland are assessed as development land.
- 17.4.13 There is between 0.8ha and 1.9ha of land-take (dependent on the route option) from the A96 (see Figures 17.7 to 17.9). This land is associated with the A96 Dualling Inverness to Nairn (including Nairn Bypass) Scheme which is strategically linked to the Scheme. As a result of this Ministerial commitment, the impact of land-take on this associated scheme has not been considered throughout this DMRB Stage 2 assessment.

Agricultural, Forestry and Sporting Interests

- 17.4.14 The predominant land use in the 500m study area is agriculture interspersed with areas of business and residential use. The land supports a range of agricultural systems although livestock production (cattle and sheep) predominates with arable crops (mainly cereals) grown on the more productive land.
- 17.4.15 Figures 17.10 to 17.12 show the distribution of LCA classes in the study area. In general, the land alongside the A96 Aberdeen – Inverness Trunk Road is the most productive and is categorised as prime land Class 2 (land capable of producing a wide range of crops). The land further to the south, surrounding the existing A9 Perth – Inverness Trunk Road is predominantly non-prime Class 3.2 (land capable of average production but high yields of barley, oats and grass are often obtained). The land in the study area supports arable crop production (predominantly cereals such as spring barley) and grassland based livestock production (beef and sheep enterprises).
- 17.4.16 Within the study area, seven agricultural, forestry and sporting land interests have been identified as being directly affected by one or more of the route options. A summary of the affected land interests is provided in Table 17.7, with their locations shown on Figures 17.10 to 17.12.

Table 17.7: Agriculture, Forestry and Sporting Land Interests Affected by the Route Options

Land Interest Reference	Type of Land Use
4 Inshes Holdings (P0640)	Grassland
Beechwood Farm (P0700)	Arable and grassland
Land at Dell of Inshes, East (P0702)	Arable and grassland
6 Inshes Holdings (P0703)	Grassland
Land at Cradlehall Farm (P0707)	Grassland
Drakies House (P0726)	Grassland
Gate Lodge	Grassland and woodland

17.5 Impact Assessment

Introduction

- 17.5.1 The impact assessment has been undertaken with reference to the following:
- Potential impacts of the route options on community and private assets are described in the absence of mitigation and hence represent the worst-case scenario.
 - At this stage in the design (DMRB Stage 2), the likely nature and location of the construction activities (e.g. location of construction compounds) is unknown. As such, it is not possible to undertake an assessment of the impacts as a result of construction, and therefore the assessment of impacts focuses on the operational impacts only.
 - Impacts on agricultural, forestry and sporting land are reported collectively with specific reference to impacts on prime agricultural land. Therefore, the total land-take for non-prime agricultural land includes both non-prime agricultural land and forestry.
- 17.5.2 To provide context to the impact assessment, an overview of the potential impacts during the construction and operation of road schemes, in relation to community and private assets are discussed below:
- Temporary land-take during the construction phase (e.g. for construction compounds) and permanent land-take during operational phase resulting in total loss (e.g. demolition) or part loss of community and private assets.
 - Reduction in amenity (i.e. visual, dust impacts and noise) both during construction and operation.

- Disruption to access during construction for those in close proximity to the construction works due to traffic management measures, and during operation for those where existing access is stopped-up or where longer alternatives are provided.
- Severance of agricultural fields, farmland and woodland which lead to the land becoming fragmented and this can result in permanent restrictions to access including land locking (e.g. where no access is available). On other cases field accesses and farm tracks could be severed necessitating the provision of alternative access.
- Watercourses and drainage systems on agricultural land may be required to be redirected, disrupting the existing field drainage systems. This would require redesign and alternative systems to be developed to avoid increasing flood risk or waterlogging of soils and farmland.
- Boundary features of agricultural land may be disrupted requiring the provision of suitable alternative boundary features to secure the boundaries of individual fields and woodland parcels.
- Public and private utilities such as field water supplies may be disrupted, necessitating localised diversion or provision of alternative supplies.

Impacts Common to All Options

Residential, Commercial and Industry Property

- 17.5.3 All route options have the same land-take from two commercial properties; Elm House and Alder House as detailed in Table 17.8. There are no impacts on residential properties or demolitions which are common to all route options.

Table 17.8: Residential, Commercial and Industrial Land-take – Common to All Options

Property Name	Category	Approximate Land-take (ha)
Alder House (Cradlehall Business Park)	Commercial/ Industrial	<0.1
Elm House (Cradlehall Business Park)	Commercial/ Industrial	<0.1

Community Facilities and Community Land

- 17.5.4 There are no potential impacts on community facilities or community land that are common to all route options.

Community Severance

- 17.5.5 Residents at Ashton Farm Cottages are expected to experience community severance as a result of all route options. However, the impacts on community severance vary and are therefore reported for each route option.

Development Land

- 17.5.6 All route options would potentially impact on four separate development land allocations (LA04, LA11, LA13 and LA14) and two planning applications (PA30, PA39 and PA41) as detailed within Appendix A17.1. Of these, all route options are expected to have the same impacts in relation to land-take on LA11, PA30 and PA39 as detailed in Table 17.9.

Table 17.9: Potential Impacts on Development Land – Common to All Options

Ref.	Development Type	Approximate Land-take (ha)					
Development Land Allocations							
Ref	Type	1A	1B	2A	2B	3A	3B
LA11	Retail (Inverness Retail and Business Park)	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
TOTAL		<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Planning Applications							
PA30	Multiple planning applications at Land at Beechwood Farm Inverness.	0.5	0.5	0.5	0.5	0.5	0.5
PA39	Inverness Retail and Business Park	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
TOTAL		0.5	0.5	0.5	0.5	0.5	0.5

- 17.5.7 Due to the small direct land-take from areas of development land sites, it is assessed that there is a Neutral impact on the development capability of these sites from all route options.

Agricultural, Forestry and Sporting Interests

- 17.5.8 All route options would result in 0.1ha of land-take (non-prime land) from Land at Cradlehall Farm resulting in a Moderate/Substantial impact as detailed in Table 17.10.

Table 17.10: Potential Impacts on Agricultural, Forestry and Sporting Land – Common to All Options

Land Interest	Approx. Land-take (ha)				No. fields affected	Sensitivity	Magnitude	Significance
	Prime	Non-Prime	Wood-land	Total				
Land at Cradlehall Farm	-	0.1	-	0.1	1	Medium	High	Moderate/Substantial

Additional Impacts for Option 1A

Residential, Commercial and Industrial Property

- 17.5.9 Option 1A would potentially require approximately 0.7ha of additional land-take from four residential properties and one commercial/industrial property. As part of these impacts there are five properties where potential demolition may be required which include:
- one residential property and associated garage at 4b Inshes Holdings;
 - one residential property at 4 Inshes Holdings;
 - several commercial buildings at Simpsons Garden Centre;
 - one residential property and associated garden shed at Ardachy; and
 - one residential property at 2 Dell of Inshes.
- 17.5.10 Option 1A would have potential impacts on access for Castlehill House. There are two accesses to Castlehill House, one being the main access to the front of the property from Culloden Road, and the second accessing the side/rear of the property past Castlehill Cottages. The former access would be severed and development of an alternative access would be required as part of the

DMRB Stage 3 assessment. It is assumed for the purposes of this assessment that this is the primary access to the property and this would be used to access the A9 and the A96.

- 17.5.11 A summary of the impacts for residential, commercial and industrial properties is shown in Table 17.11.

Table 17.11: Residential, Commercial and Industrial Land-take and/or Access Impacts

Property Name	Category	Potential Impacts		
		Approximate Land-take (ha)	Demolitions	Access
Castlehill House	Residential	0.4	-	Primary property access providing indirect access to existing A9 and A96 severed. Alternative access would be developed as part of the DMRB Stage 3 assessment. Existing access to the side of the property via Castlehill Cottages would be unaffected.
4b Inshes Holdings	Residential	0.1	Residential property and associated garage	-
4 Inshes Holdings	Residential	See 'Agricultural, Forestry and Sporting Interests'	Residential property	-
Simpsons Garden Centre	Commercial/Industrial	0.2	Several commercial buildings	-
Ardachy	Residential	<0.1	Residential property and garden shed	-
2 Dell of Inshes	Residential	0.1	Residential property	-
TOTAL		0.7		

Community Facilities and Community Land

- 17.5.12 There are no potential impacts on any community facilities or community land as a result of Option 1A.

Community Severance

- 17.5.13 Residents at Ashton Farm Cottages currently take access to community facilities in Inverness using a farm track that leads north from the cottages and joins onto the A96 Aberdeen – Inverness Trunk Road. Option 1A would stop-up this access creating new community severance. Residents would be required to use the track that goes south towards Smithton, with an increased journey length and resulting in an adverse impact on community severance.

- 17.5.14 No other properties would be expected to experience adverse community severance impacts from Option 1A.

Development Land

- 17.5.15 Option 1A is expected to require approximately 12.3ha of additional land-take from five development land allocations and two planning applications. A summary of the impact assessment is provided in Table 17.9. Further details are provided in Part 6 (Appendices), Appendix 17.1.

Table 17.12: Potential Impacts on Development Land

Ref.	Development Type	Approximate Land-take (ha)
Development Land Allocations		
LA04	Mixed Use	2.3
LA07	Mixed Use	0.1
LA09	Mixed Use	0.1
LA13	Mixed Use	8.6
LA14	Mixed Use	1.1
TOTAL		12.2
Planning Applications		
PA14	Part demolition of steading and erection of dwelling	<0.1
PA15	Refurbishment of existing farm buildings into two dwellings	<0.1
TOTAL		0.1

- 17.5.16 LA13 (Ashton Farm), has the greatest potential land-take (8.6ha) of all of the development land allocations. It is noted in the IMFLDP (Highland Council 2015, p.50) that a masterplan for the development land at Ashton Farm (currently being undertaken by The Highland Council) would provide for 'safeguards for existing and likely future transport corridors (this will include a distributor road connection between the rear of the Inverness Retail Park and Barn Church Road)'. Consequently, it is assessed that there would be a Neutral impact on the development land allocation at Ashton Farm.
- 17.5.17 LA04 (Land at Beechwood Farm) would also be affected by land-take (2.3ha) and severance (0.6ha) of a section of land east of the route option. It is noted in the IMFLDP (Highland Council 2015, p.49) that permission includes 'reservation of land for potential A9/A96 Trunk Road'. Consequently, it is assessed that there would be a Neutral impact on the development land allocation at Beechwood Farm.
- 17.5.18 LA14 (Stratton New Town) would experience a small direct land-take on an area (Phase 1D) that is safeguarded in the planning approval for the necessary road improvements as a result of the proposed scheme. However, taking cognisance of the level of land-take associated with the A96 Dualling Inverness to Nairn (including Nairn Bypass) Scheme, the cumulative impact on this development land will be considered at DMRB Stage 3.
- 17.5.19 Due to the small direct land-take from areas of other development land sites, it is assessed that there is also a Neutral impact on the development capability of these other development land allocation sites.
- 17.5.20 There are two extant planning applications (PA14 and PA15) located at Dell of Inshes, both of which rely on existing or proposed access onto the Dell of Inshes single access track. The proposed access for both planning applications would be stopped up as a result of the proposed route option therefore realignment of an access to link to the two new developments would be required as part of the DMRB Stage 3 assessment. Due to the small direct land-take from PA14 and PA15, it is assessed that, providing appropriate access can be provided, there will be a Neutral impact on the development capability of these planning applications.
- Agricultural, Forestry and Sporting Interests
- 17.5.21 Option 1A is expected to result in additional land-take of approximately 4.6ha from four agricultural, forestry and sporting land interests of which 0.7ha (15%) is from prime agricultural land. For a full breakdown of the land classification for each route option, please refer to Part 6 (Appendices), Appendix A17.2.

- 17.5.22 A large area of Inverness College UHI Campus/Beechwood Farm is designated as development land and includes an extant planning application (LA04, LA09 and PA25) and the direct impacts on land within the development land allocation have been assessed under Development Land. The remaining area (9.5ha) has been assessed as agricultural land. A summary of the impacts are provided in Table 17.10.
- 17.5.23 Assessments of sensitivity, magnitude and significance have been undertaken in accordance with criteria detailed in Table 17.1, Table 17.2 and Table 17.3 respectively.

Table 17.13: Potential Impacts on Agricultural, Forestry and Sporting Land

Land Interest	Approx. Land-take (ha)				No. fields	Sensitivity	Magnitude	Significance
	Prime	Non-Prime	Wood-land	Total				
4 Inshes Holdings	-	1.2	-	1.2	1	Medium	High	Moderate/ Substantial
Inverness College UHI Campus/ Beechwood Farm	0.7	0.9	-	1.6	3	High	High	Substantial
Land at Dell of Inshes, East	-	1.7	-	1.7	3	Medium	High	Moderate/ Substantial
Drakies House	-	0.1	-	0.1	1	Medium	Medium	Moderate
TOTAL	0.7	3.9	-	4.6	8			

- 17.5.24 All four agricultural, forestry and sporting land interests are assessed as having significant impacts arising from a combination of land-take, severance, disruption to access and disruption to agricultural field operations.

Additional Impacts for Option 1B

Residential, Commercial and Industrial Property

- 17.5.25 Potential impacts are the same as Option 1A, that is: four residential and one commercial/industrial property are affected including five potential demolitions; land-take of approximately 0.7ha; and severance of access to Castlehill House requiring development of alternative access as part of the DMRB Stage 3 assessment.

Community Facilities and Community Land

- 17.5.26 There are no potential impacts on any community facilities or community land as a result of Option 1B.

Community Severance

- 17.5.27 Residents at Ashton Farm Cottages currently take access to community facilities within Smithton using a farm track that leads south, joining onto Caulfield Road. Option 1B would stop-up this access creating new community severance. Residents would be required to gain access to Caulfield Road via Barn Church Road, with an increase in journey length and adverse community severance impacts.

- 17.5.28 No other properties would be expected to experience adverse community severance impacts from Option 1B.

Development Land

- 17.5.29 Option 1B is expected to require 12.6ha of additional land-take from five development land allocations and two planning applications. A summary of the impact assessment is provided in Table 17.14. Further details are provided in Part 6 (Appendices), Appendix A17.1.

Table 17.14: Potential Impacts on Development Land

Ref.	Development Type	Approx. Land-take (ha)
Development Land Allocations		
LA04	Mixed Use	2.3
LA07	Mixed Use	0.1
LA09	Mixed Use	0.1
LA13	Mixed Use	9.2
LA14	Mixed Use	0.8
TOTAL		12.5
Planning Applications		
PA14	Part demolition of steading and erection of dwelling	<0.1
PA15	Refurbishment of existing farm buildings into two dwellings	<0.1
TOTAL		0.1

- 17.5.30 LA13 (Ashton Farm), has the greatest potential land-take (9.2ha) of all of the development land allocations. It is noted in the IMFLDP (The Highland Council 2016, p.50) that a masterplan of the development land at Ashton Farm (currently being undertaken by The Highland Council) would provide for 'safeguards for existing and likely future transport corridors (this will include a distributor road connection between the rear of the Inverness Retail Park and Barn Church Road)'. Consequently, it is assessed that there would be a Neutral impact on the development land allocation at Ashton Farm.
- 17.5.31 LA04 (Land at Beechwood Farm) would also be affected by land-take (2.3ha) and severance (0.8ha) of a section of land east of the route option. It is noted in the IMFLDP (Highland Council 2015, p.49) that permission includes "reservation of land for potential A9/A96 Trunk Road". Consequently, it is assessed that there would be a Neutral impact on the development land allocation at Beechwood Farm.
- 17.5.32 LA14 (Stratton New Town) would experience a small direct land-take on an area (Phase 1D) that is safeguarded in the planning approval for the necessary road improvements as a result of the proposed scheme. However, taking cognisance of the level of land-take associated with the A96 Dualling Inverness to Nairn (including Nairn Bypass) Scheme, the cumulative impact on this development land will be considered at DMRB Stage 3.
- 17.5.33 Due to the small direct land-take from areas of other development land sites, it is assessed that there is also a Neutral impact on the development capability of these other development land allocation sites.
- 17.5.34 There are two extant planning applications (PA14 and PA15) located at Dell of Inshes, both of which rely on existing or proposed access onto the Dell of Inshes single access track. The proposed access for both planning applications would be stopped up as a result of the proposed route option therefore realignment of an access to link to the two new developments would be required as part of the DMRB Stage 3 assessment. Due to the small direct land-take from PA14 and PA15, it is assessed that, providing appropriate access can be provided, there will be a Neutral impact on the development capability of these planning applications.

Agricultural, Forestry and Sporting Interests

- 17.5.35 Option 1B is expected to result in additional land-take of approximately 4.8ha from four land interests of which 0.4ha (8%) is prime agricultural land. For a full breakdown of the land classification for each route option, please refer to Part 6 (Appendices), Appendix A17.2.
- 17.5.36 A large area of Inverness College UHI Campus/Beechwood Farm is designated as development land and includes an extant planning application (LA04, LA09 and PA25) and the direct impacts on land within the development land allocation have been assessed under Development Land. The remaining area (9.5ha) has been assessed as agricultural land. A summary of the impacts are provided in Table 17.15.
- 17.5.37 Assessments of sensitivity, magnitude and significance have been undertaken in accordance with criteria detailed in Table 17.1, Table 17.2 and Table 17.3 respectively.

Table 17.15: Potential Impacts on Agricultural, Forestry and Sporting Land

Land Interest	Approx. Land-take (ha)				No. fields affected	Sensitivity	Magnitude	Significance
	Prime	Non-Prime	Wood-land	Total				
4 Inshes Holdings	-	1.2	-	1.2	1	Medium	High	Moderate/Substantial
Inverness College UHI Campus/Beechwood Farm	0.4	1.4	-	1.8	3	High	High	Substantial
Land at Dell of Inshes, East	-	1.7	-	1.7	3	Medium	High	Moderate/Substantial
Drakies House	-	0.1	-	0.1	1	Medium	Medium	Moderate
TOTAL	0.4	4.4	0.0	4.8	8			

- 17.5.38 All four agricultural, forestry and sporting land interests are assessed as having significant impacts arising from a combination of land-take, severance, disruption to access and disruption to agricultural field operations.

Additional Impacts for Option 2A

Residential, Commercial and Industrial Property

- 17.5.39 Option 2A would potentially require approximately 2.3ha of additional land-take from seven residential and two commercial/industrial properties. As part of these impacts there are six properties where potential demolition may be required which include:
- one residential property and associated garage at 4b Inshes Holdings;
 - one residential property at 4 Inshes Holdings;
 - one residential property and associated garden shed at 6a Inshes Holdings;
 - several commercial buildings at Simpsons Garden Centre;
 - one residential property and associated garden shed at Ardachy; and
 - one residential property at 2 Dell of Inshes.

- 17.5.40 Impacts on Castlehill House access would be the same as for Option 1A with severance of access requiring development of an alternative access as part of the DMRB Stage 3 assessment.

Table 17.16: Residential, Commercial and Industrial Land-take

Property Name	Category	Potential Impacts		
		Approx. Land-take (ha)	Demolitions	Access
Castlehill House	Residential	0.4	-	Primary property access providing indirect access to existing A9 and A96 severed. Alternative access would be developed as part of the DMRB Stage 3 assessment. Existing access to the side of the property via Castlehill Cottages would be unaffected.
Elderslie	Residential	0.3	-	-
SSPCA Animal Rescue & Rehoming Centre	Commercial/Industrial	<0.1	-	-
4b Inshes Holdings	Residential	0.1	Residential property and associated garage	-
4 Inshes Holdings	Residential	See 'Agricultural, Forestry and Sporting Interests'	Residential property	-
6a Inshes Holdings	Residential	0.1	Residential property and associated garden shed	-
Simpsons Garden Centre	Commercial/Industrial	1.1	Several commercial buildings	-
Ardachy	Residential	<0.1	Residential property and garden shed	-
Land at Ardachy	Residential	0.2	-	-
2 Dell of Inshes	Residential	0.1	Residential property	-
TOTAL		2.3		

Community Facilities and Community Land

- 17.5.41 There are no potential impacts on any community facilities or community land as a result of Option 2A.

Community Severance

- 17.5.42 Potential impacts are the same as Option 1A.

Development Land

- 17.5.43 Option 2A is expected to require approximately 12.9ha of additional land-take from five development land allocations and three planning applications. A summary of the impact assessment is provided in Table 17.17. Further details are provided in Part 6 (Appendices), Appendix A17.1.

Table 17.17: Potential Impacts on Development Land

Ref.	Development Type	Approx. Land-take (ha)
Development Land Allocations		
LA04	Mixed Use	2.9
LA07	Mixed Use	0.1
LA09	Mixed Use	0.1
LA13	Mixed Use	8.7
LA14	Mixed Use	1.1
TOTAL		12.8
Planning Applications		
PA11	Proposed timber clad poly tunnel roof storage building to rear of car parking area	<0.1
PA14	Part demolition of steading and erection of dwelling	<0.1
PA15	Refurbishment of existing farm buildings into two dwellings	<0.1
TOTAL		0.1

- 17.5.44 LA13 (Ashton Farm), has the greatest potential land-take (8.7ha) of all of the development land allocations. It is noted in the IMFLDP (The Highland Council, p.50) that a masterplan for the development land at Ashton Farm (currently being undertaken by The Highland Council) would provide for 'safeguards for existing and likely future transport corridors (this will include a distributor road connection between the rear of the Inverness Retail Park and Barn Church Road)'. Consequently, it is assessed that there would be a Neutral impact on the development land allocation at Ashton Farm.
- 17.5.45 LA04 (Land at Beechwood Farm) would also be affected by land-take (2.9ha) and severance (0.9ha) of a section of land east of the route option. It is noted in the IMFLDP (The Highland Council, p.49) that permission includes 'reservation of land for potential A9/A96 Trunk Road'. Consequently, it is assessed that there would be a Neutral impact on the development land allocation at Beechwood Farm.
- 17.5.46 LA14 (Stratton New Town) would experience a small direct land-take on an area (Phase 1D) that is safeguarded in the planning approval for the necessary road improvements as a result of the proposed scheme. However, taking cognisance of the level of land-take associated with the A96 Dualling Inverness to Nairn (including Nairn Bypass) Scheme, the cumulative impact on this development land will be considered at DMRB Stage 3.
- 17.5.47 Due to the small direct land-take from areas of other development land sites, it is assessed that there is also a Neutral impact on the development capability of these other development land allocation sites.
- 17.5.48 There are two extant planning applications (PA14 and PA15) located at Dell of Inshes, both of which rely on existing or proposed access onto the Dell of Inshes single access track. The proposed access for both planning applications would be stopped up as a result of the proposed route option therefore realignment of an access to link to the two new developments would be required as part of the DMRB Stage 3 assessment. Due to the small direct land-take from PA14 and PA15, it is assessed that, providing appropriate access can be provided, there will be a Neutral impact on the development capability of these planning applications.

Agricultural, Forestry and Sporting Interests

- 17.5.49 Option 2A is expected to result in additional land-take of approximately 5.2ha from six land interests of which 0.7ha (14%) is prime agricultural land. For a full breakdown of the land classification for each route option, please refer to Part 6 (Appendices), Appendix A17.2.

- 17.5.50 A large area of Inverness College UHI Campus/Beechwood Farm is designated as development land and includes an extant planning application (LA04, LA09 and PA25) and the direct impacts on land within the development land allocation have been assessed under Development Land. The remaining area (9.5ha) has been assessed as agricultural land. A summary of the impacts are provided in Table 17.18.
- 17.5.51 Assessments of sensitivity, magnitude and significance have been undertaken in accordance with criteria detailed in Table 17.1, Table 17.2 and Table 17.3 respectively.

Table 17.18: Potential Impacts on Agricultural, Forestry and Sporting Land

Land Interest	Approx. Land-take (ha)				No. fields affected	Sensitivity	Magnitude	Significance
	Prime	Non-Prime	Wood-land	Total				
4 Inshes Holdings	0.0	1.2	0.0	1.2	1	Medium	High	Moderate/Substantial
Inverness College UHI Campus/Beechwood Farm	0.7	0.9	0.0	1.6	3	High	High	Substantial
Land at Dell of Inshes, East	0.0	1.7	0.0	1.7	3	Medium	High	Moderate/Substantial
6 Inshes Holdings	0.0	0.2	0.0	0.2	1	Medium	High	Moderate/Substantial
Drakies House	0.0	0.3	0.0	0.3	1	Medium	Medium	Moderate
Gate Ldodge	0.0	0.1	0.1	0.2	1	Medium	Medium	Moderate
TOTAL	0.7	4.4	0.1	5.2	10			

- 17.5.52 All six agricultural, forestry and sporting land interests are assessed as having significant impacts arising from a combination of land-take, severance, disruption to access and disruption to agricultural field operations.

Additional Impacts for Option 2B

Residential, Commercial and Industrial Property

- 17.5.53 Potential impacts are the same as Option 2A, that is: seven residential and two commercial/industrial properties are affected including six potential demolitions; land-take of approximately 2.3ha; and severance of access to Castlehill House requiring development of alternative access as part of the DMRB Stage 3 assessment.

Community Facilities and Community Land

- 17.5.54 There are no potential impacts on any community facilities or community land as a result of Option 2B.

Community Severance

- 17.5.55 Potential impacts are the same as Option 1B.

Development Land

- 17.5.56 Option 2B is expected to require 13.3ha of additional land-take from five development land allocations and three planning applications. A summary of the impact assessment is provided in Table 17.19. Further details are provided in Part 6 (Appendices), Appendix A17.1.

Table 17.19: Potential Impacts on Development Land

Ref.	Development Type	Approx. Land-take (ha)
Development Land Allocations		
LA04	Mixed Use	2.9
LA07	Mixed use	0.1
LA09	Mixed Use	0.1
LA13	Mixed Use	9.3
LA14	Mixed Use	1.0
TOTAL		13.2
Planning Applications		
PA11	Proposed timber clad poly tunnel roof storage building to rear of car parking area	<0.1
PA14	Part demolition of steading and erection of dwelling	<0.1
PA15	Refurbishment of existing farm buildings into two dwellings	<0.1
TOTAL		0.1

- 17.5.57 LA13 (Ashton Farm), has the greatest potential land-take (9.3ha) of all of the development land allocations. It is noted in the IMFLDP (The Highland Council 2015, p.50) that a masterplan of the development land at Ashton Farm (currently being undertaken by The Highland Council) would provide for 'safeguards for existing and likely future transport corridors (this will include a distributor road connection between the rear of the Inverness Retail Park and Barn Church Road)'. Consequently, it is assessed that there would be a Neutral impact on the development land allocation at Ashton Farm.
- 17.5.58 LA04 (Land at Beechwood Farm) would also be affected by land-take (2.9ha) and severance (0.8ha) of a section of land east of the route option. It is noted in the IMFLDP (The Highland Council 2015, p.49) that permission includes "reservation of land for potential A9/A96 Trunk Road". Consequently, it is assessed that there would be a Neutral impact on the development land allocation at Beechwood Farm.
- 17.5.59 LA14 (Stratton New Town) would experience a small direct land-take on an area (Phase 1D) that is safeguarded in the planning approval for the necessary road improvements as a result of the proposed scheme. However, taking cognisance of the level of land-take associated with the A96 Dualling Inverness to Nairn (including Nairn Bypass) Scheme, the cumulative impact on this development land will be considered at DMRB Stage 3.
- 17.5.60 Due to the small direct land-take from areas of other development land sites, it is assessed that there is also a Neutral impact on the development capability of these other development land allocation sites.
- 17.5.61 There are two extant planning applications (PA14 and PA15) located at Dell of Inshes, both of which rely on existing or proposed access onto the Dell of Inshes single access track. The proposed access for both planning applications would be stopped up as a result of the proposed route option therefore realignment of an access to link to the two new developments would be required as part of the DMRB Stage 3 assessment. Due to the small direct land-take from PA14 and PA15, it is assessed that, providing appropriate access can be provided, there will be a Neutral impact on the development capability of these planning applications.

Agricultural, Forestry and Sporting Interests

- 17.5.62 Option 2B is expected to result in additional land-take of approximately 5.4ha from six land interests of which 0.4ha (7%) is prime agricultural land. For a full breakdown of the land classification for each route option, please refer to Part 6 (Appendices), Appendix A17.2.
- 17.5.63 A large area of Inverness College UHI Campus/Beechwood Farm is designated as development land and includes an extant planning application (LA04, LA09 and PA25) and the direct impacts on land within the development land allocation have been assessed under Development Land. The remaining area (9.5ha) has been assessed as agricultural land. A summary of the impacts are provided in Table 17.20.
- 17.5.64 Assessments of sensitivity, magnitude and significance have been undertaken in accordance with criteria detailed in Table 17.1, Table 17.2 and Table 17.3 respectively.

Table 17.20: Potential Impacts on Agricultural, Forestry and Sporting Land

Land Interest	Approx. Land-take (ha)				No. fields affected	Sensitivity	Magnitude	Significance
	Prime	Non-Prime	Wood-land	Total				
4 Inshes Holdings	-	1.2	-	1.2	1	Medium	High	Moderate/Substantial
Inverness College UHI Campus/Beechwood Farm	0.4	1.4	-	1.8	3	High	High	Substantial
Land at Dell of Inshes, East	-	1.7	-	1.7	3	Medium	High	Moderate/Substantial
6 Inshes Holdings	-	0.2	-	0.2	1	Medium	High	Moderate/Substantial
Drakies House	-	0.3	-	0.3	1	Medium	Medium	Moderate
Gate Lodge	-	0.1	0.1	0.2	1	Medium	Medium	Moderate
TOTAL	0.4	4.9	0.1	5.4	10			

- 17.5.65 All six agricultural, forestry and sporting land interests are assessed as having significant impacts arising from a combination of land-take, severance, disruption to access and disruption to agricultural field operations.

Additional Impacts for Option 3A

Residential, Commercial and Industrial Property

- 17.5.66 There are no impacts in addition to those reported as common to all.

Community Facilities and Community Land

- 17.5.67 Option 3A is expected to require 0.2ha of land-take from one area of scrubland. No other community facilities or community land are expected to be impacted as a result of Option 3A.

Community Severance

- 17.5.68 Potential impacts are the same as Option 1A.

Development Land

- 17.5.69 Option 3A is expected to require 12.3ha of additional land-take from three development land allocations. A summary of the impact assessment is provided in Table 17.21. Further details are provided in Part 6 (Appendices), Appendix A17.1.

Table 17.21: Potential Impacts on Development Land

Ref.	Development Type	Approx. Land-take (ha)
Development Land Allocations		
LA04	Mixed Use	2.7
LA13	Mixed Use	8.6
LA14	Mixed Use	1.1
TOTAL		12.3

- 17.5.70 LA13 (Ashton Farm), has the greatest potential land-take (8.6ha) of all of the development land allocations. It is noted in the IMFLDP (The Highland Council, p.50) that a masterplan of the development land at Ashton Farm (currently being undertaken by The Highland Council) would provide for “safeguards for existing and likely future transport corridors (this will include a distributor road connection between the rear of the Inverness Retail Park and Barn Church Road)”. Consequently, it is assessed that there would be a Neutral impact on the development land allocation at Ashton Farm.
- 17.5.71 LA04 (Land at Beechwood Farm) would also be affected by land-take (2.7ha) and severance (0.9ha) of a section of land east of the route option. It is noted in the IMFLDP (The Highland Council, p.49) that permission includes “reservation of land for potential A9/A96 Trunk Road”. Consequently, it is assessed that there would be a Neutral impact on the development land allocation at Beechwood Farm.
- 17.5.72 LA14 (Stratton New Town) would experience a small direct land-take on an area (Phase 1D) that is safeguarded in the planning approval for the necessary road improvements as a result of the proposed scheme. However, taking cognisance of the level of land-take associated with the A96 Dualling Inverness to Nairn (including Nairn Bypass) Scheme, the cumulative impact on this development land will be considered at DMRB Stage 3.
- 17.5.73 Due to the small direct land-take from areas of other development land sites, it is assessed that there is also a Neutral impact on the development capability of these other development land allocation sites.

Agricultural, Forestry and Sporting Interests

- 17.5.74 Option 3A is expected to result in additional land-take of approximately 1.6ha from one land interest of which 0.7ha (37%) is prime agricultural land. For a full breakdown of the land classification for each route option, please refer to Part 6 (Appendices), Appendix A17.2.
- 17.5.75 A large area of Inverness College UHI Campus/Beechwood Farm is designated as development land and includes an extant planning application (LA04, LA09 and PA25) and the direct impacts on land within the development land allocation have been assessed under Development Land. The remaining area (9.5ha) has been assessed as agricultural land. A summary of the impacts are provided in Table 17.22.
- 17.5.76 Assessments of sensitivity, magnitude and significance have been undertaken in accordance with criteria detailed in Table 17.1, Table 17.2 and Table 17.3 respectively.

Table 17.22: Potential Impacts on Agricultural and Forestry Land

Land Interest Reference	Approx. Land-take (ha)				No. fields affected	Sensitivity	Magnitude	Significance
	Prime	Non-Prime	Wood-land	Total				
Inverness College UHI Campus/ Beechwood Farm	0.7	0.9	-	1.6	3	High	High	Substantial
TOTAL	0.7	0.9	-	1.6	3			

17.5.77 This land interest is assessed as a having significant impact arising from a combination of land-take, severance, disruption to access and disruption to agricultural field operations.

Additional Impacts for Option 3B

Residential, Commercial and Industrial Property

17.5.78 There are no impacts in addition to those reported as common to all.

Community Facilities and Community Land

17.5.79 Potential impacts are the same as Option 3A.

Community Severance

17.5.80 Potential impacts are the same as Option 1B.

Development Land

17.5.81 Option 3B is expected to require 12.7ha of additional land-take from three development land allocations and one planning application. A summary of the impact assessment is provided in Table 17.23. Further details are provided in Part 6 (Appendices), Appendix A17.1.

Table 17.23: Potential Impacts on Development Land

Ref.	Development Type	Approx. Land-take (ha)
Development Land Allocations		
LA04	Mixed Use	2.8
LA13	Mixed Use	9.2
LA14	Mixed Use	0.8
TOTAL		12.7

17.5.82 LA13 (Ashton Farm) has the greatest potential land-take (9.2ha) of all of the development land allocations. It is noted in the IMFLDP (The Highland Council 2015, p.50) that a masterplan of the development land at Ashton Farm (currently being undertaken by The Highland Council) would provide for 'safeguards for existing and likely future transport corridors (this will include a distributor road connection between the rear of the Inverness Retail Park and Barn Church Road)'. Consequently, it is assessed that there would be a Neutral impact on the development land allocation at Ashton Farm.

17.5.83 LA04 (Land at Beechwood Farm) would also be affected by land-take (2.8ha) and severance (0.8ha) of a section of land east of the route option. It is noted in the IMFLDP (The Highland Council, p.49) that permission includes "reservation of land for potential A9/A96 Trunk Road".

Consequently, it is assessed that there would be a Neutral impact on the development land allocation at Beechwood Farm.

- 17.5.84 LA14 (Stratton New Town) would experience a small direct land-take on an area (Phase 1D) that is safeguarded in the planning approval for the necessary road improvements as a result of the proposed scheme. However, taking cognisance of the level of land-take associated with the A96 Dualling Inverness to Nairn (including Nairn Bypass) Scheme, the cumulative impact on this development land will be considered at DMRB Stage 3.
- 17.5.85 Due to the small direct land-take from areas of other development land sites, it is assessed that there is also a Neutral impact on the development capability of these other development land allocation sites.

Agricultural, Forestry and Sporting Interests

- 17.5.86 Option 3B is expected to result in additional land-take of approximately 1.8ha from two land interests of which 0.4ha (22%) is prime agricultural land. For a full breakdown of the land classification for each route option, please refer to Part 6 (Appendices), Appendix A17.2.
- 17.5.87 A large area of Inverness College UHI Campus/Beechwood Farm is designated as development land and includes an extant planning application (LA04, LA09 and PA25) and the direct impacts on land have been assessed under Development Land. The remaining area (9.5ha) has been assessed as agricultural land. A summary of the impacts are provided in Table 17.24.
- 17.5.88 Assessments of sensitivity, magnitude and significance have been undertaken in accordance with criteria detailed in Table 17.1, Table 17.2 and Table 17.3 respectively.

Table 17.24: Potential Impacts (Medium Magnitude or above) for Agricultural and Forestry Land

Land Interest Reference	Approx. Land-take (ha)				No. fields affected	Sensitivity	Magnitude	Significance
	Prime	Non-Prime	Wood-land	Total				
Inverness College UHI Campus/ Beechwood Farm	0.4	1.4	-	1.8	3	High	High	Substantial
TOTAL	0.4	1.4	-	1.8	3			

- 17.5.89 This land interest is assessed as having a significant impact arising from a combination of land-take, severance, disruption to access and disruption to agricultural field operations.

17.6 Potential Mitigation

- 17.6.1 At this stage (DMRB Stage 2 assessment) the design has not been sufficiently developed for the route options and accordingly mitigation measures are not defined in detail at this stage. The objective of this section is to identify anticipated mitigation taking into account best practice, legislation and guidance, which would be further developed and refined during the DMRB Stage 3 assessment. The potential mitigation measures for both the construction and operational phases are described in this section.

Generic Construction Mitigation

- 17.6.2 As noted above, detailed mitigation would be developed as part of the DMRB Stage 3 assessment when additional construction information is known and can be assessed in further detail. Typical

mitigation measures to reduce impacts on community and private assets in relation to construction include:

- restriction of construction activities to an agreed working corridor;
- restoring areas used for temporary construction compounds to previous use post-construction;
- introduction of traffic management/calming measures; and
- applying best-practice construction methods to reduce disturbance and consideration of timing of construction to avoid peak seasonal use if practicable.

17.6.3 An overview of mitigation to reduce noise, air quality and landscape and visual impacts from the route options during construction is provided in more detail in Chapter 9 (Air Quality), Chapter 10 (Noise and Vibration) and Chapter 11 (Landscape and Visual). These measures could be implemented to reduce construction impacts on community and private assets, where appropriate.

Residential, Commercial and Industrial Property

17.6.4 Where vehicular access to residential, commercial and industrial properties would be temporarily or permanently impacted, reinstatement or an alternative would be provided. This would include development of alternative access to Castlehill House as part of the DMRB Stage 3 assessment and embedded within the scheme design.

17.6.5 Whilst it is not recognised as mitigation, it is noted that landowners would be entitled to claim for compensation for land lost and disturbance subject to District Valuer assessment. Further details of the extent of financial compensation are beyond the scope of this assessment.

Community Facilities and Community Land

17.6.6 Mitigation for potential impacts on community facilities would be the same as for residential, commercial and industrial property (paragraphs 17.6.4 to 17.6.5).

Development Land

17.6.7 The permanent loss of proposed development land cannot be mitigated. However, where an option would result in land-take from a large development site in its early stages of design/masterplanning there may be potential to accommodate the route option within the masterplan.

17.6.8 Part 1, Chapter 1 (Scheme Background) of this report describes the scheme objectives, which include contributing to THC's development plan aims for future development east of the A9, and to complement the benefits arising from the dualling of the A96. The benefits of the proposed scheme in providing a transport corridor for development growth proposed east of Inverness will be considered as part of the impact assessment and mitigation at DMRB Stage 3

17.6.9 Potential mitigation measures relating to development land would include reducing any potential impacts on amenity. An overview of mitigation to reduce noise, air quality and landscape and visual impacts from the route options is provided in more detail in Chapter 9 (Air Quality), Chapter 10 (Noise and Vibration) and Chapter 11 (Landscape and Visual). These measures could be implemented to reduce amenity impacts on development land, where appropriate.

Agricultural and Forestry Land

17.6.10 Mitigation measures with respect to agricultural and forestry interests would be developed during the DMRB Stage 3 assessment with the aim of protecting the agricultural capability of land and soils and the maintenance of the viability of farming units.

17.6.11 Mitigation measures to avoid or reduce the effects on agricultural and forestry interest are likely to include:

- providing access to farms, fields and forestry during and post construction;
- providing temporary and where appropriate, permanent fencing for the protection of the health and safety of the public and animals and to avoid trespass during and post construction;
- reinstatement of soils, boundary features (fences, walls and hedges), water supplies and drainage systems including provision of new facilities and systems as required;
- precautions to avoid the spread of soil borne pests and diseases, animal and crop diseases, tree diseases and invasive species; and
- arboriculture and/or wind throw assessments and any felling limited to that necessary to allow safe construction and operation of the road.

17.6.12 In addition to the above mitigation measures, it may be appropriate to provide accommodation overbridges or underpasses to maintain access and reduce the impacts. These may have an additional facility for livestock handling and movement.

17.6.13 Redundant structures would be identified and in discussion with the landowner may be returned to them for their use or grubbed up and returned to agriculture.

17.6.14 Whilst it is not recognised as mitigation, it is noted that landowners would be entitled to claim for compensation for land lost and disturbance subject to District Valuer assessment. Further details of the extent of financial compensation are beyond the scope of this assessment.

17.7 Summary of Route Options

17.7.1 This section provides a summary of the impact assessment and includes those impacts which are common to all and those that vary between the options.

Residential, Commercial and Industrial Property

17.7.2 Table 17.25 provides a summary of total land-take and impacts on access for residential, commercial and industrial property. The total number of properties that are expected to be adversely impacted are also summarised for each route option.

Table 17.25: Summary of Land-take and Access Impacts on Residential, Commercial and Industrial Property

Route Option	Total land-take (ha)	Potential Impact		No. properties with Adverse Impacts
		No. properties with demolitions	Type of Land-take	
1A	0.8	5	Loss of land from four gardens and amenity land from three commercial/industrial properties.	7
1B	Impacts the same as Option 1A			
2A	2.3	6	Loss of land from seven gardens and amenity land from four commercial/industrial properties.	11
2B	Impacts the same as Option 2A			
3A	<0.1	-	Loss of amenity land from two commercial/industrial properties	2
3B	Impacts the same as Option 3A			

17.7.3 Options 3A and 3B are the most favourable route options as there would be no demolitions and these options have the least land-take overall, impacting on two commercial/industrial properties. Options 2A and 2B would have the greatest amount of land-take and largest impact on individual properties, overall.

Community Facilities and Community Land

- 17.7.4 No impacts are expected in relation to community facilities as a result of the route options.
- 17.7.5 An area of scrubland in unknown ownership is expected to be impacted as a result of Option 3A and Option 3B, however this is not anticipated to be significant nor a differentiator between route options.

Community Severance

- 17.7.6 Community severance is only expected to affect Ashton Farm Cottages as a result of the route options. Dependent on the route option, either the northbound or southbound access track would be stopped-up resulting in an increased journey length to community facilities in either Smithton or Inverness.
- 17.7.7 Ashton Farm Cottages is affected by all options therefore community severance is not considered to be a differentiator between route options.

Development Land

- 17.7.8 Table 17.26 provides a summary of the potential impacts on development land allocations and consented planning allocations. As two of the affected planning applications are also designated as development land allocations, total land-take area discounts the planning application land-take to avoid double counting.

Table 17.26: Summary of Potential Impacts on Development Land

Option	Direct Land-take				Total Land-take area	
	Development Land Allocation		Planning Application		ha	No.
	ha	No.	ha	No.		
1A	12.2	6	0.6	4	12.8	10
1B	12.5	6	0.6	4	13.1	10
2A	12.9	6	0.6	5	13.5	11
2B	13.2	6	0.6	5	13.8	11
3A	12.4	4	0.5	2	12.9	6
3B	12.8	4	0.5	2	13.3	6

- 17.7.9 Options 2A and 2B would result in land-take from 11 areas of development land, with Option 2B having the greatest land-take of all the route options. Options 3A and 3B affect fewer areas of development land than the other route options. Although there are differences in overall land-take between the route options, impacts on development land are expected to be Neutral for all route options. Therefore, the differences in land-take impacts on development land are not sufficient to allow differentiation between route options.

Agriculture, Forestry and Sporting Land

- 17.7.10 Table 17.27 provides a summary of the potential impacts on the agricultural, forestry and sporting land.

Table 17.27: Summary of the Potential Impacts on Agricultural, Forestry and Sporting Land

Potential Impacts	Option					
	1A	1B	2A	2B	3A	3B
Prime land-take (ha)	0.7	0.4	0.7	0.4	0.7	0.4
Non-prime land-take (ha)	4.0	4.4	4.5	5.0	1.0	1.4
Woodland (ha)	-	-	0.1	0.1	-	-
Total land-take (ha)	4.7	4.8	5.3	5.5	1.7	1.8
No. land interests affected	5	5	7	7	2	2
No. fields affected	9	9	11	11	4	4
No. land interests with significance of impact Moderate or above	5	5	7	7	2	2

17.7.11 Options 2A and 2B would have the greatest land-take and impact on the greatest number of land interests. Both of these route options would also affect the greatest number of fields. Consequently, Option 2A and Option 2B would be the least favourable of the route options. Option 3B would be the most favourable route option as it would have a smaller amount of land-take (and affects the smallest area of prime-land) and it affects the fewest (two) land interests.

Overall Summary

17.7.12 Options 3A and 3B are anticipated to affect the least number of residential, commercial and industrial properties as well as the least number of agricultural, forestry and sporting land interests. As a result, Option 3 would have the least overall land-take. Option 2 would have the greatest land-take, consequently being the least favourable overall options.

17.8 Scope of DMRB Stage 3 Assessment

17.8.1 Following the selection of the preferred option, it is expected that the DMRB Stage 3 assessment for community and private assets would be undertaken in accordance with DMRB Volume 11, Section 3, Part 6, Land Use (Highways Agency, Scottish Executive Development Department, The National Assembly for Wales and The Department of Regional Development Northern Ireland 2011) and Part 8, Pedestrians, Cyclists, Equestrians and Community Effects (Highways Agency, Scottish Government, The National Assembly for Wales and The Department of Regional Development Northern Ireland 1993) and is likely to include the following:

- Detailed consideration of properties at risk of demolition or land-take including consideration of likely effect on the future viability of businesses.
- Further consultation to identify community land including any areas of importance for informal use.
- A review of any new planning applications or changes in the status of applications previously identified. The local planning authority would be consulted in relation to how the preferred option may affect its development designations.
- Consultation with affected landowners. In relation to the agricultural and forestry land use assessment, information gathered as part of this consultation would be used to further evaluate the sensitivity of land interests, magnitude of impacts and to identify appropriate mitigation and therefore the overall significance of impacts.
- A socio-economic assessment to provide information in relation to business land use impacts as well as inputting to the assessment of community impacts.

17.9 References

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